

CONTINUATION TO SPECIAL USE PERMIT APPLICATION DATED DECEMBER 4, 2002

**NAMES OF PRINCIPALS:**

**DR. STEPHEN V. BENSON, PRESIDENT**  
**MARTIN C. FISHER, VICE PRESIDENT**  
**RICHARD W. JOHNSON, SEC'Y/TREAS.**  
**LEWIS A NOBLE**  
**ALBERT JURY**  
**FRANK S. NOWAK, SR.**  
**CMDR. RICHARD M. MYER, JR.**

**THE COLUMBIAN COUNCIL 7469, INC., REALIZING THAT THE EXISTING PERFORMANCE CONDITIONS SET BY USE PERMIT NO. UP-515-97 UNDER RESOLUTION R97-125 ARE NOT ECONOMICALLY POSSIBLE PLACED THE PROPERTY FOR SALE IN DECEMBER, 2001.**

**THE COUNCIL IS A 501-C-3 ORGANIZATION THAT MEETS 24 TIMES A YEAR. THE COUNCIL ALSO RENTS THE BUILDING TO THE WORLD TABERNACLE CHURCH FOR SUNDAY SERVICES AT A MINIMAL CHARGE. MONIES RECEIVED FROM MEMBERSHIP AND LIMITED COUNCIL AND CHURCH FUNCTIONS BARELY MEET EXPENSES.**

**HOWEVER, MARKETING THE PROPERTY WITH THE EXISTING CONDITIONS IS NOT PROMISING. MANY HAVE TURNED AWAY BECAUSE OF THE LACK OF PARKING IN FRONT AND THE CONSTRAINT PLACED ON PARKING IN THE REAR. IN ADDITION, BEING TOLD TO OBTAIN "EGRESS PARKING" IS FORCING THE COLUMBIAN COUNCIL TO DEAL WITH AN UNRECEPTIVE NEIGHBOR.**

**IT IS THEREFORE REQUESTD THAT THE COUNCIL BE GRANTED ADDITIONAL TIME TO SELL THE PROPERTY; TO SIGNIFICANTLY REDUCE LANDSCAPING REQUIREMENTS IN THE FRONT PARKING LOT TO ACCOMMODATE MORE VEHICLES; AND CHANGE "EMPLOYEE" PARKING IN THE REAR TO "COUNCIL MEMBERS ONLY."**

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**THE BUILDING AND PROPERTY LOCATED AT 8729 GEORGE WASHINGTON MEMORIAL HIGHWAY, YORKTOWN, VIRGINIA WAS PREVIOUSLY KNOWN AS DAWSON'S RESTAURANT. IT WAS A WELL KNOWN BEER AND POOL HALL THAT ANNOYED ITS NEIGHBORS AND COMMUNITY.**

**WHEN THE OWNER'S HEALTH FORCED ITS SALE THE COLUMBIAN COUNCIL 7469, INC., A 501-C-3 CHARITABLE MENS ORGANIZATION, VOTED TO PURCHASE THE PROPERTY. THE COUNCIL'S INTEREST WAS, AND IS, TO HAVE A MEETING AND SOCIAL HALL AS WELL AS A PLACE FOR WORSHIP.**

**IN OBTAINING APPROVAL TO OWN THE PROPERTY THE COUNCIL AGREED TO THE SEVEN CONDITIONS LISTED IN RESOLUTION 97-125, DATED 18 JUNE 1997. THE COUNCIL ALSO AGREED TO ONE CONDITION NOT LISTED, BUT REQUESTED BY THE BOARD OF SUPERVISORS AT THE HEARING, THAT WAS TO NOT HAVE BINGO.**

**THE FINAL APPROVAL OF THE DEPARTMENT OF ENVIRONMENTAL AND DEVELOPMENT SERVICES SITE PLAN WAS RECEIVED ON MARCH 3, 1998. IT WAS THEN THAT THE COUNCIL BEGAN RENOVATING THE BUILDING FOR USE AS A MEETING HALL.**

**IT SOON BECAME APPARENT, HOWEVER, THAT TO CONFORM TO THE APPROVED SITE PLAN AND CONSTRUCT AN ENTRANCE WITH THE VEGETATION REQUIRED WOULD NEGATE THE USE OF THE BUILDING FOR ITS INTENDED USES. THE KNIGHTS OF COLUMBUS MEET AT NIGHT FOR A MAXIMUM OF 36 TIMES A YEAR AND REQUIRE PARKING FOR APPROXIMATELY 30 VEHICLES ON NORMAL MEETING NIGHTS. THE WORLD TABERNACLE CHURCH, WHICH RENTS THE FACILITY FOR SUNDAY SERVICES NEEDS PARKING FOR 10 TO 20 AUTOMOBILES. IN ADDITION, SMALL WEDDING RECEPTIONS AND OTHER SOCIAL FUNCTIONS OF APPROXIMATELY 100 PEOPLE REQUIRE ADDITIONAL PARKING.**

**THE SUBSTANTIAL IMPROVEMENTS TO THE PROPERTY HAVE BEEN DONATED, IN LABOR AND MATERIALS, AND BECAUSE THE COUNCIL HAS VERY LIMITED FUNDS AND INCOME, THE COUNCIL FOUND IT NOT ONLY DIFFICULT TO MEET MONTHLY EXPENSES BUT FIND IT EXTREMELY DIFFICULT TO FUND THE IMPROVEMENTS REQUIRED BY THE COUNTY STANDARDS AND REGULATIONS IN THE APPROVED SITE PLAN. FOR THIS REASON, AND THE FACT THAT THE CURRENT APPROVED WAIVER AND TIME EXTENSION IS ABOUT TO EXPIRE (WHILE THE MEMBERSHIP DOES NOT DESIRE TO LOSE THE BUILDING THEY HAVE WORKED SO HARD TO DEVELOP INTO AN ATTRACTIVE AND DESIRABLE ADDITION TO THE COMMUNITY) THE COUNCIL MEMBERS HAVE VOTED TO PLACE THE BUILDING UP FOR SALE.**

**TO DATE, HOWEVER, POTENTIAL BUYERS HAVE FOUND THE REQUIREMENTS IMPOSED BY THE COUNTY IN THE CURRENT CONDITIONAL APPROVAL TOO EXPENSIVE FOR A PARCEL WITH ONLY 100 FEET OF FRONTAGE.**

**THE COUNCIL HEREBY REQUESTS THAT THE PLANNING DEPARTMENT AND BOARD OF SUPERVISORS FAVORABLY CONSIDER THE FOLLOWING:**

- **CONTINUE TO LET THE COLUMBIAN COUNCIL MEET AND FUNCTION AS IT HAS;**
- **NEGATE THE REQUIREMENT TO IMMEDIATELY PAVE THE FRONT PARKING LOT AND INSTALL VEGETATION AS DEPICTED IN THE APPROVED SITE PLAN FOR A PERIOD OF TWO YEARS TO ALLOW FOR THE SALE OF THE PROPERTY;**
- **IMMEDIATELY ALLOW PARKING IN THE REAR FOR COUNCIL MEMBERS ONLY SINCE THERE ARE "NO EMPLOYEES" BUT COUNCIL MEMBERS WHO VOLUNTEER THEIR TIME;**
- **ALLOW THE COUNCIL TO RENEGOTIATE THE SITE PLAN PARKING IF FINANCES IMPROVE OR THE PROPERTY IS NOT SOLD WITHIN THE NEXT TWO YEARS.**

**IT SHOULD BE NOTED THAT THE COUNCIL HAS WORKED HARD TOWARD MEETING COUNTY REQUIREMENTS AND AT PRESENT HAVE BEEN ABLE TO COMPLETE THE PROPER GRADING OF THE FRONT AND REAR PARKING AREAS, INCLUDING THE DRAINAGE SWELL IDENTIFIED IN THE ORIGINAL YORK COUNTY DRAINAGE COMMITTEE REVIEW. IN ADDITION, VEGETATION HAS BEEN INSTALLED AROUND THE BUILDING PROPER TO ENHANCE PUBLIC APPEARANCE OF THE BUILDING.**

**THE COUNCIL MEMBERS APPRECIATE YOUR REVIEW AND CONSIDERATION OF THIS APPLICATION.**